

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

SEPTEMBER 8, 2025

TO: THE BOARD OF DIRECTORS OF SONTERRA MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Sonterra Municipal Utility District will hold a regular meeting on **Monday, September 8, 2025 at 6:00 p.m.** at 113 Limestone Terrace, Ste. 100, Jarrell, Texas. The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

PLEASE NOTE: COMMENTS FROM MEMBERS OF THE PUBLIC WILL BE TAKEN DURING DESIGNATED PORTIONS OF THE BOARD MEETING ONLY. COMMENTS FROM THE FLOOR ARE NOT ACCEPTED DURING THE BUSINESS PORTION OF THE BOARD MEETING. TO ADDRESS THE BOARD, PLEASE COMPLETE THE PUBLIC COMMENT FORM THAT IS AVAILABLE AT THE ENTRANCE TO THE BOARD MEETING ROOM AT LEAST FIVE MINUTES BEFORE THE TIME THE BOARD MEETING IS SCHEDULED TO BEGIN. AFTER BEING RECOGNIZED BY THE BOARD PRESIDENT, EACH SPEAKER WILL BE ALLOWED UP TO THREE MINUTES TO SPEAK.

1. Pledges of Allegiance to United States and Texas flags;
2. Board member remarks and public comment;

TAX ITEMS

3. 2025 tax rate, including:
 - (a) Tax rate analysis, including recommendation from District's financial advisor regarding 2025 tax rate;
 - (b) Public hearing on District's 2025 tax rate, including public feedback received through appraisal district / county tax office websites;
 - (c) Record vote on District's 2025 tax rate and Order Levying Taxes;
 - (d) Amended and Restated Information Form (*if necessary for tax rate change*);

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

4. Minutes of August 18, 2025 Board meeting;
5. Renewal of Plumbing Inspection Services Agreement with Roadrunner Inspection Services;
6. Renewal of Bookkeeping Services Agreement with Bott & Douthitt, PLLC;

DISCUSSION/ACTION ITEMS

7. Bookkeeper's report and related action, including funds transfers and payment of bills and invoices;
8. District security and related action, including security patrol report;
9. Mowing and landscape maintenance report and related action, including:
 - (a) Proposals for landscaping of additional areas, including possible amendment to Landscape Maintenance Agreement incorporating new areas;
 - (b) Proposal from Landscape Designs & Lawn Care to haul off rocks and limbs on lot north of Cool Water Amenity Center;
10. Operator's report and related action, including:
 - (a) Directives;
 - (b) Water report, including leak detection and water loss;
 - (c) Billing report and write-offs;
 - (d) Water and wastewater system operation, maintenance, and repair of District facilities, including any proposals;
 - (e) Inflow and infiltration into District wastewater system;
 - (f) Order Establishing Service Rates, Charges, and Tap Fees and Adopting Rules and Policies with Respect to the District's Water Wastewater, and Drainage Systems;
11. Engineer's report and related action, including:
 - (a) Directives;
 - (b) Engineering status report, including District General, District Facilities Construction, and Non-District Facilities Construction;
 - (c) Engineering action items;
12. Manager's report and any related action, including:
 - (a) District matters, including status updates;
 - (b) Parks and Recreation matters, including:
 - (i) Proposals for gutter services at District Office;
 - (ii) Recreation update, including:
 - (1) Employee discount and resident / non-resident fees;
 - (2) Library Harvest Festival;
 - (iii) Pool Pass Removal Policy;

- (iv) Aquatics update;
 - (v) Monthly report;
 - (vi) Renewal of advertising contract with Fidelis Publishing Group, LLC for My Jarrell Monthly magazine;
- (c) Facilities and Maintenance matters;
13. Attorney's report and related action, including any directives;
 14. Subcommittee list and related action, including granting additional authority to Parks and Recreation Committee;
 15. Employment matters and related action, including consideration of maintenance staffing needs;
 16. Future meeting schedule and agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073), discussing personnel matters (Section 551.074) and discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

 Sonterra Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.